

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE COUNTY
MORTGAGE OF REAL ESTATE
APR 13 11 19 AM '83
DONNIE S. V. VESLEY
R.M.C.

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WHEREAS, Penny Adsit

(hereinafter referred to as Mortgagor) is well and truly indebted unto Waco F. Childers, Jr.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twenty-Eight Thousand Six Hundred and No/100-----
----- Dollars (\$ 28,600.00) due and payable

in monthly installments of Three Hundred Fourteen and 92/100 (\$314.92) Dollars beginning May 11, 1983.

with interest thereon from April 11, 1983 at the rate of 12 per centum per annum, to be paid April 11, 2003

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, State of South Carolina, being known and designated as part of Block K, on Plat of Kanetenah, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book F, Pages 131 and 132, and having, according to said plat and according to a plat made by R. W. Dalton, Engineer, September 1956, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Stewart Street, joint corner with property now or formerly owned by Copeland; said iron pin being 200.5 feet in an Easterly direction from the intersection of McCuen Street, (formerly Mitchell Street) and Stewart Street, and running thence N 24-42 W 90 feet to an iron pin; thence N 63-50 E 80 feet to an iron pin; thence N 24-42 W 37.7 feet to an iron pin; thence N 63-04 E 20 feet to an iron pin; thence S 24-55 E 126.3 feet to an iron pin on the Northerly side of Stewart Street; thence along the Northerly side of Stewart Street S 63-50 W 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by general warranty deed of Waco F. Childers, Jr. on April 11, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1186 at Page 217.

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Together with all and singular rights, members, benefits, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns forever

The Mortgagee covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and is lawfully entitled to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof